

Exhibit 1



Nashville Lease Terms:

ARTICLE 1. TERM

1.01. Term of Lease. The initial term of this lease shall be ten months, commencing on March 1st, 2016 and ending on December 31st, 2016 unless terminated sooner as provided in this lease.

1.02. Subsequent Lease Year Defined. Any lease year beyond the initial term shall be the period of twelve consecutive months from January 1 through December 31.

1.03. Option to Extend Term. Lessee has the right to extend this lease beyond the expiration date provided in Paragraph 1.01 on the following terms and conditions:

- a. Should Lessee fully and faithfully perform all of the terms and conditions of this lease, Lessee may extend the term of this lease for an additional period of 2 years, with the extended term to begin on the date following the expiration date of the lease term specified in Paragraph 1.01, and for 3 additional periods of the same length, each to commence on the day following the expiration date of the immediately preceding extended term. However, if at the date of expiration of the original term or any extended term, Lessee is in default in the performance of any of the terms or provisions of this lease, beyond any grace period provided in this lease, the remaining option or options shall be null and void. All the terms, covenants, and provisions of this lease shall apply to all extended lease terms except rent, which shall be calculated as set forth in Paragraph 2.07.
- b. Lessee may exercise each option to extend this lease by giving to Lessor notice of its intention to do so not later than ninety days prior to the expiration of the lease term in the case of the initial option to extend, or prior to the expiration of the extended lease term in the case of successive options to extend. To constitute effective notice of an intention to exercise an option under this lease, the notice must be sent by certified or registered mail to Lessor at the address provided in Paragraph 16.01 of this lease and must be postmarked no later than the latest date provided in this section for Lessee's exercise of the option.

2.01. Minimum Rent. Lessee agrees to pay to Lessor the sum of \$2,000 per month on or before the first day of each month as a minimum fixed rent for the succeeding month. If the lease term begins on a day other than the first day of a month or ends on a day other than the last day of the month, then Lessee agrees to pay a pro-rata portion of the minimum fixed monthly rent described above for the partial initial and/or final months, prorated on a per diem basis, with payment for any partial month at the beginning of the term to be paid no later than the commencement date of the term.

2.02. Percentage Rent. In addition to the fixed minimum rent provided in Paragraph 2.01, Lessee agrees to pay to Lessor, as additional rent for the use and occupancy of the lease premises, a sum equivalent to the amount, if any, by which 5.0% percent of Lessee's gross receipts for each month exceeds the fixed minimum rent payable for that month. This percentage rent must be paid monthly on or before the tenth day of each month succeeding the month for which the rent is paid.

2.03. Gross Receipts Defined. The term gross receipts as used in this lease means receipts from gross retail sales of Lessee and of all licensees, concessionaires, and lessees of Lessee, from all business conducted on or from the leased premises by Lessee and all others, whether such sales be evidenced by check, credit, charge account, exchange, or otherwise.

a. The term gross receipts includes, but is not limited to, the following:

(1) The amounts received from the sale of goods or merchandise at or from the leased premises, and for services performed on or at the leased premises.

(2) Proceeds from sales of merchandise or services based on orders solicited or taken from, in, or on the leased premises, to be delivered or performed off of the leased premises or from sources outside of the leased premises.

(3) Proceeds from all automatic vending and other machines owned and operated by Lessee in or on the premises.

(4) Commissions received by Lessee from automatic vending and other machines not owned by Lessee but operated in or on the leased premises.

b. The term gross receipts does not include the following items, which may be excluded from gross receipts to the extent they have been previously included:

(1) Credits and refunds made to customers for merchandise returned or exchanged, or for services performed unsatisfactorily.

(2) Credits and amounts paid to customers in settlement of claims for loss or damage to merchandise.

(3) Any sales, use, value added, or gross receipts tax imposed by any federal, state, municipal, or governmental authority directly on sales and collected from customers, provided that the amount of the tax is added to the selling price and paid by Lessee to the governmental authority.

c. Each charge or sale on installment or credit is to be treated as a sale for the full price in the month during which the charge or sale is made, irrespective of the time when Lessee is to receive payment or whether Lessee receives payment at any time.